



# Page County

## Zoning & Subdivision Ordinance Update

Board of Supervisors  
Planning Commission  
Workshop #2  
November 10, 2020





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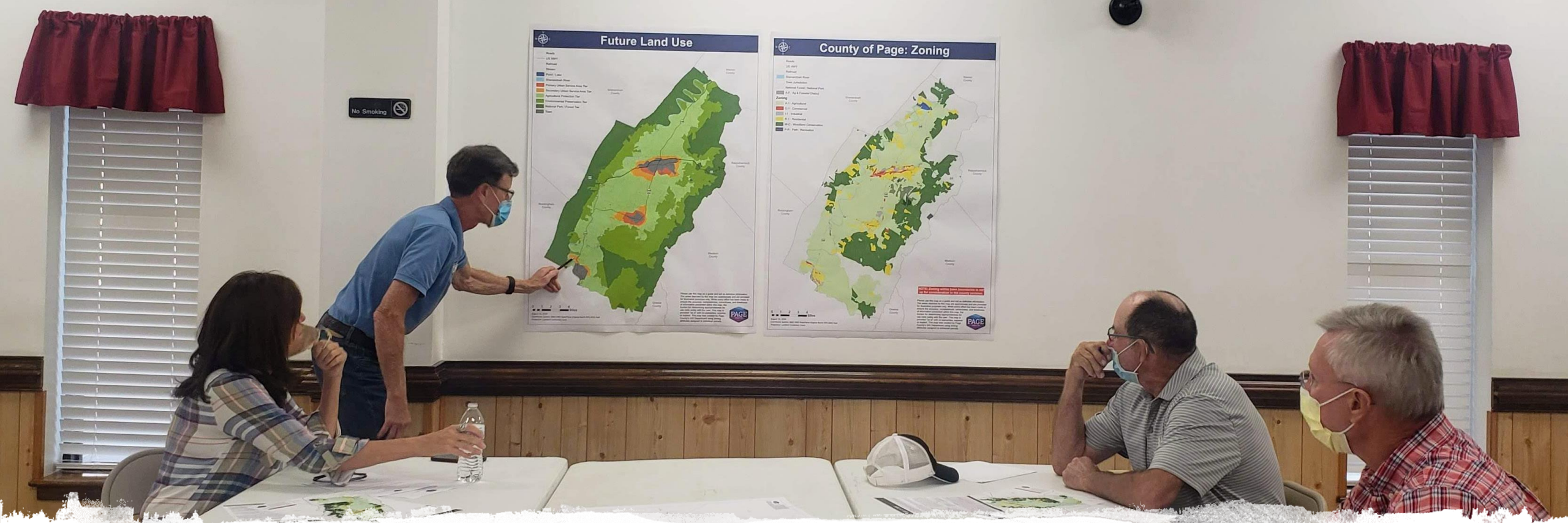


## Workshop Agenda

1. Schedule and Key Progress - 5 minutes
2. Public Engagement Summary - 5 minutes
3. Ordinance Structure & Content - 10 minutes
4. Key Policy Discussion - 45 minutes
  - A. Zoning Districts
  - B. Subdivision & Residential Development Regulations
  - C. Potential Zoning Map Revisions
5. Uses – Existing, Identified Issues and Proposed - 15 minutes
6. Next Steps - 10 minutes

# Schedule and Key Progress

- ☒ Kick-Off Meeting/Worksession #1
- ☒ Stakeholder & Public Input
- ☒ Analysis, Initial Drafting, Staff Worksessions
- ☐ Board and Commission Worksession #2
- ☐ Ordinance Drafting & Worksessions
- ☐ Public Open House
- ☐ Incorporate Final Revisions
- ☐ Hearings & Adoption



# Public Engagement Summary

September 2, 2020

- Stakeholder Interviews
- Community Input Workshop

# Public Engagement - Key Needs/Goals

- ✓ Protect Ag and tourism industries; support agri-tourism
- ✓ Protect agricultural/forested lands; scenic corridors
- ✓ Locate growth near towns (Community Service Areas)
- ✓ Maintain rural character
  - Allow development and maintain rural/sensitive areas
  - Allow low impact C uses with specific design standards
- ✓ Maintain scenic corridors and traffic flow
  - Avoid road stripping development along Rts 211 & 340
- ✓ Improve minimum subdivision standards (i.e. 5 year delay)
- ✓ Improve regulations for uses (i.e. junk, guest houses)

# Ordinance Structure and Content

## Current Ordinance

- Article I – Purpose & Application
- Article II – Word Usage & Definitions
- Article III – Zoning Map & Districts
- Article IV – District Regulations
- Article V – Supplemental Regulations
- Article VI – Confined Animal Feeding
- Article VII – Non-Conformity
- Article VIII – Admin/Enforcement
- Article IX – General Provisions
- Chapter 80 – Nuisances
- Chapter 100 - Subdivisions
- Chapter 128 - Campgrounds

## Reorganize

Streamlined  
User Friendly  
Predictability  
Transparency

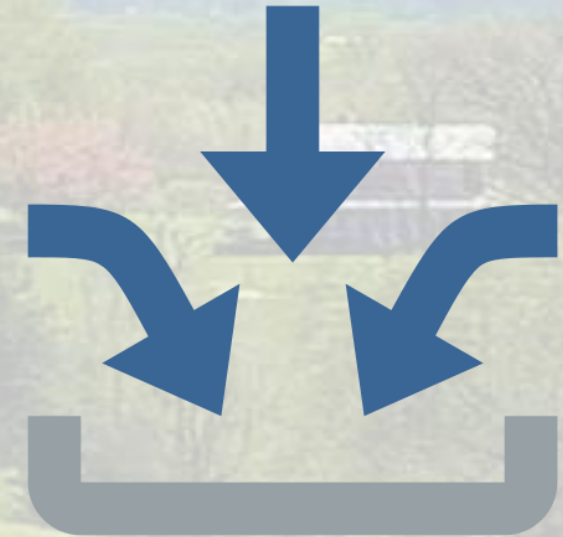
## Proposed Ordinance

- Article I – In General
- Article II – Admin/Enforcement
- Article III – Permits/Applications
- Article IV – Zoning Districts
- Article V – Use Matrix
- Article VI – Use Standards
- Article VII – Community Design
- Article VIII – Confined Animal Feeding
- Article IX – Non-Conformity
- Article X – Subdivision Code
- Article XI – Definitions
- New Chapter – Floodplain Ordinance

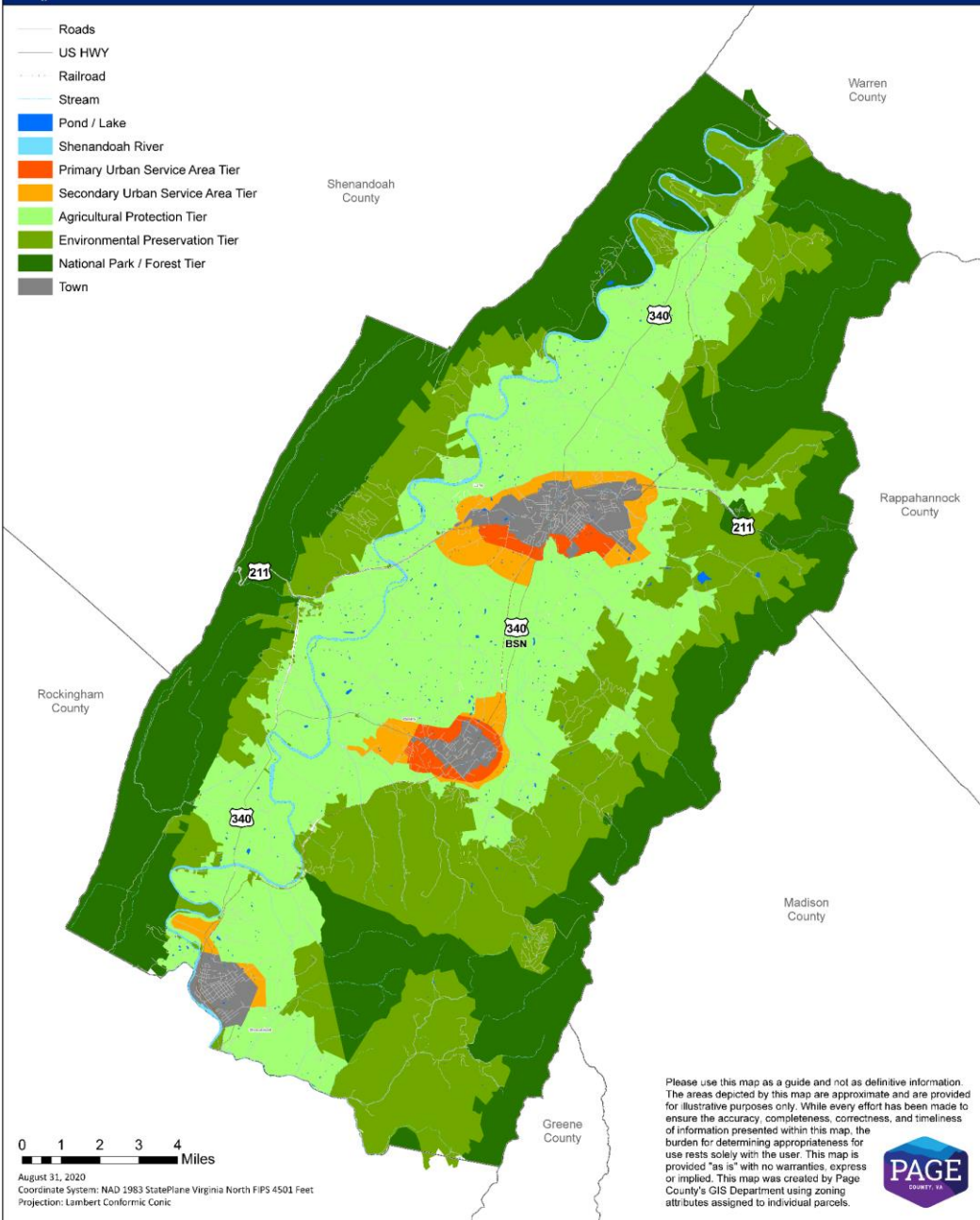
# Key Policy Discussion

- ☐ Zoning District Analysis
- ☐ Subdivision & Residential Development Regulations
- ☐ Zoning Map Revisions

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## Future Land Use



# Comprehensive Plan Key Considerations



## Resource Protection

- Farmland & natural features
- Agricultural & tourism industries
- Rural communities & character



## Growth Management

- Growth tiers & preservation
- Avoid sprawl
- Protect valuable infrastructure



## Compatible Development

- Commercial & residential
- Economic development
- Avoid scattered/fragmented lots

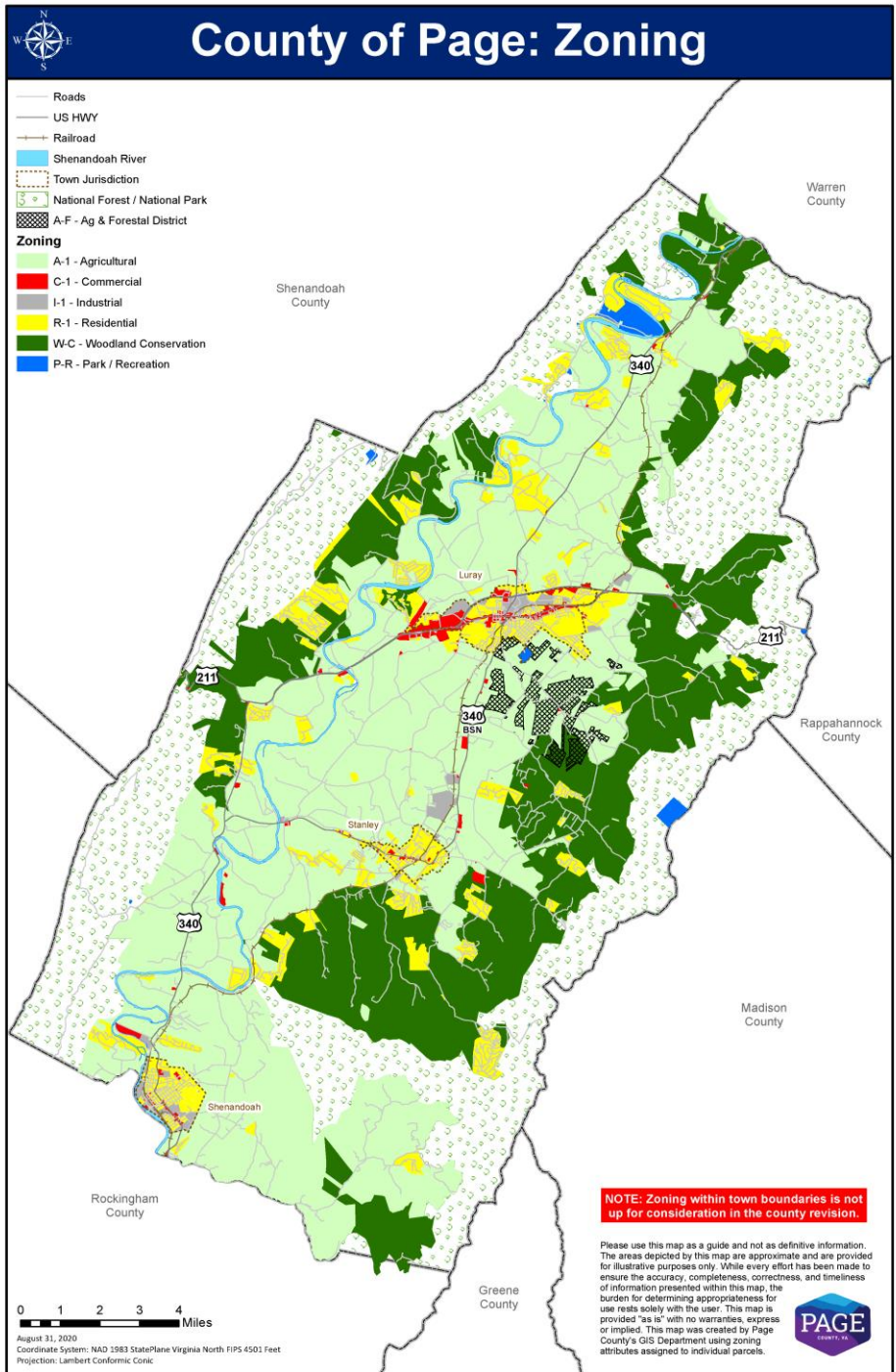
# Key Policy Discussion

☐ **Zoning District Analysis**

☐ **Subdivision & Residential  
Development Regulations**

☐ **Zoning Map Revisions**

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# Existing Zoning Districts

- **P-R** – Park/Recreation
- **W-C** - Woodland Conservation
- **A-1** – Agriculture
- **R** – Residential
- **C-1** – Commercial
- **I-1** – Industrial
- **A-F** – Ag & Forestal
- **MHP-1** – Manufactured Home Parks

# Current Zoning District Observations

- Little variation for residential use; 1.75 acre lot size
- Single districts for each land use category
- Regulation clarity and more relevant mitigation strategies



# Zoning Districts

## Current Ordinance

- P-R - Parks
- W-C – Woodland Conservation
- A - Agricultural
- R - Residential
- C-1 - Commercial
- I-I - Industrial
- A-F – Agriculture and Forest
- MHP-1 – Mobile Home Park

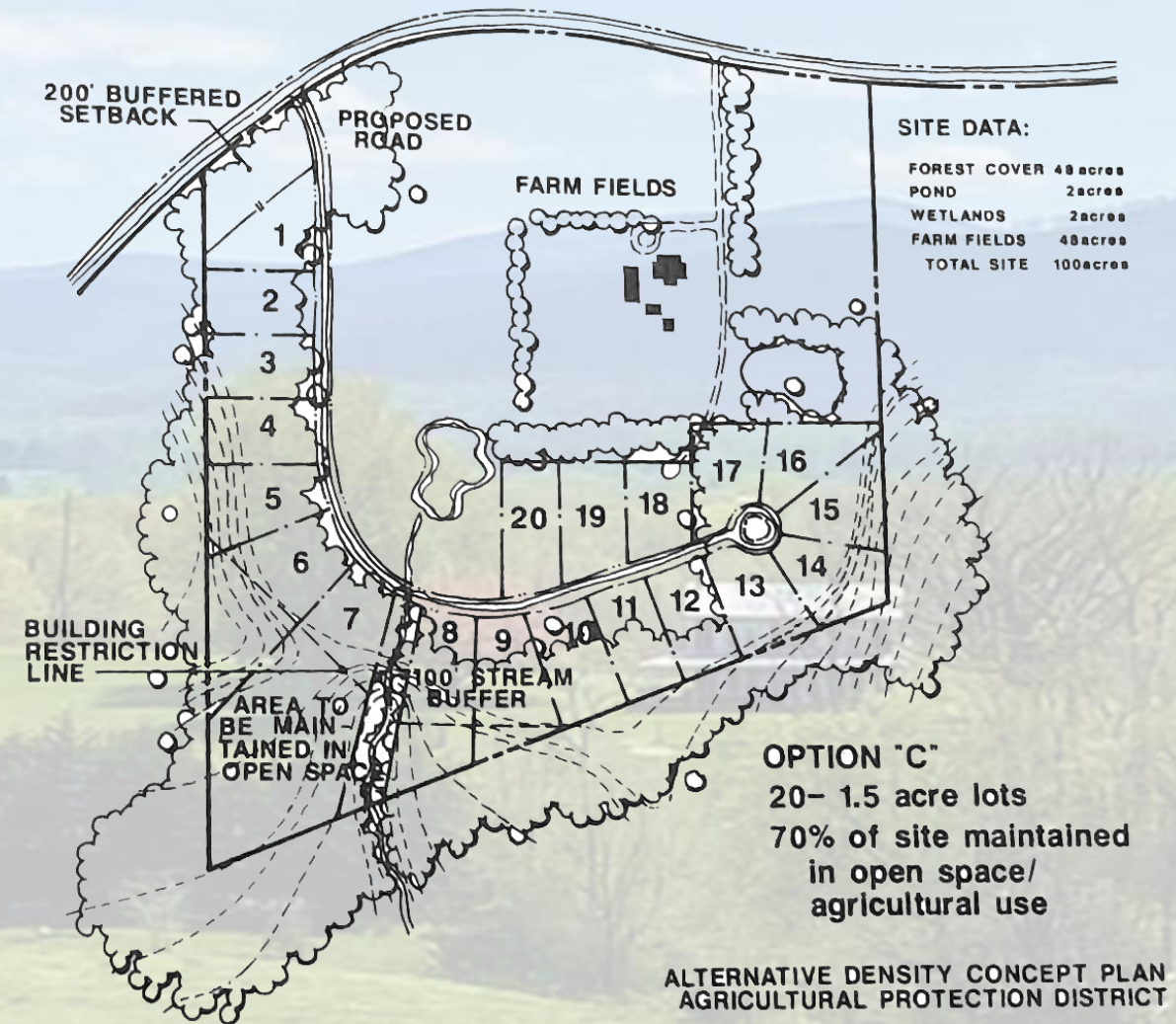
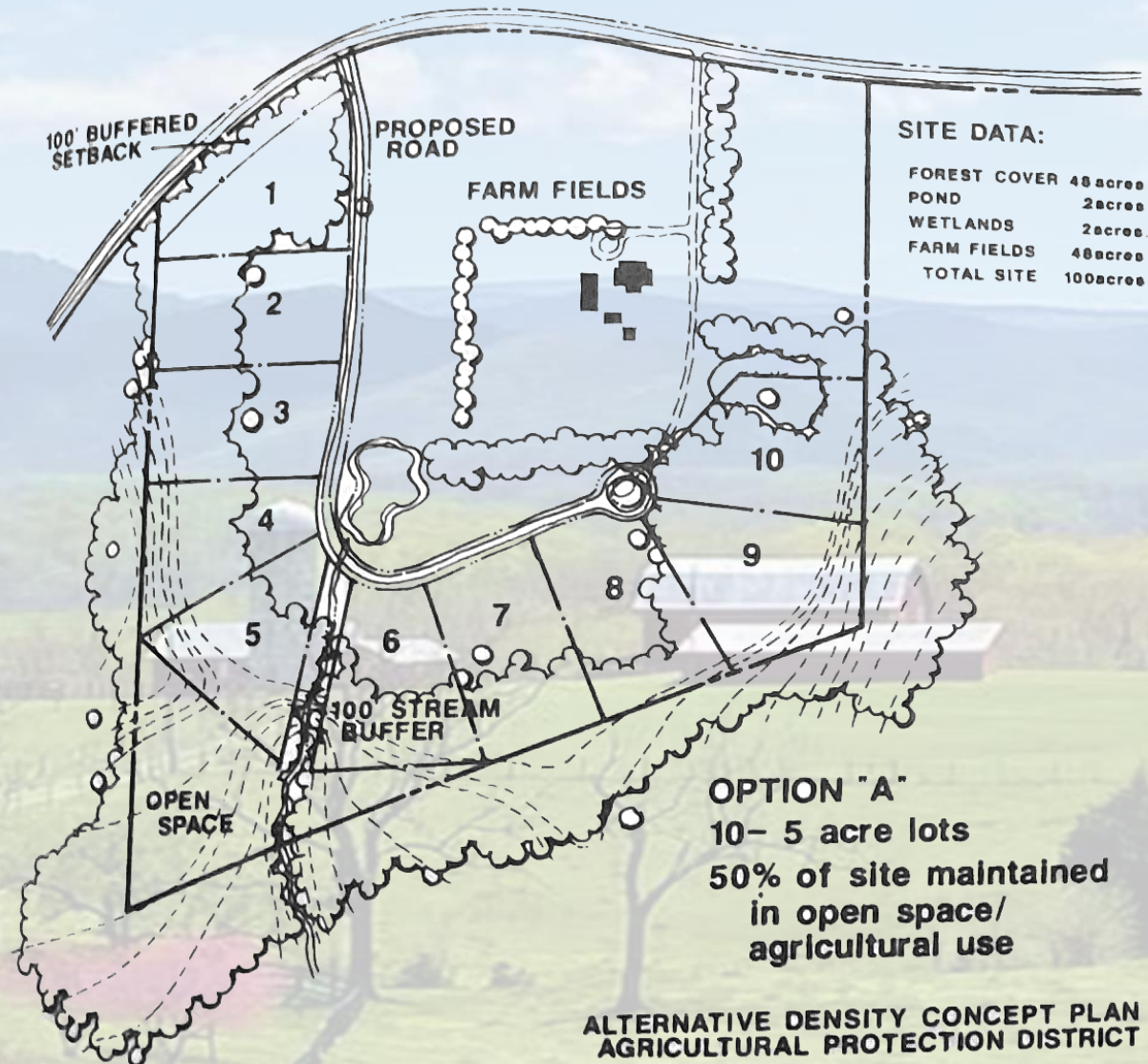
### Modify Districts

Respond to Growth  
Direct Uses  
Avoid  
Incompatibility  
Regulate Uses

## Proposed

- P-R - Parks
- W-C – Woodland Conservation
- A – Agricultural
- RR – *Rural Residential*
- R – Residential
- R-1 – *High Density Residential*
- C-1 – *Neighborhood Commercial*
- C-2 – *General Commercial*
- I-I – *Light Industrial*
- I-2 – *General Industrial*
- A-F – Agriculture and Forest
- MHP-1 – Mobile Home Park
- PUD – *Planned Unit*

# Rural Residential Standards Examples



# Discussion of Zoning Districts

- Rural Residential District
- Additional R District; R-1 (higher density)
- Planned Unit Development (PUD) District
- Neighborhood (C-1) and General (C-2) Commercial Districts
- Light (I-1) and General (I-2) Industrial Districts

# Key Policy Discussion

☒ Zoning District Analysis

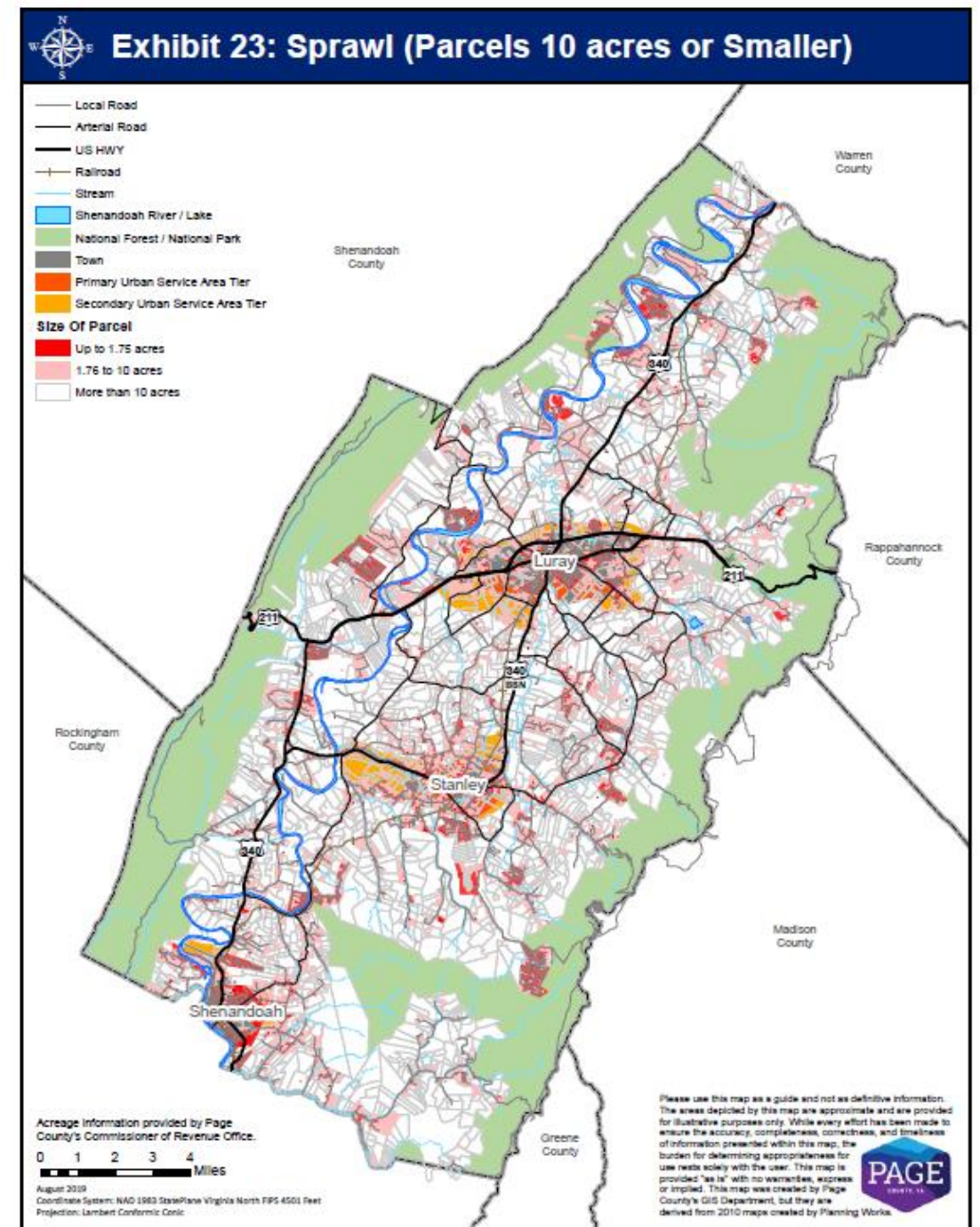
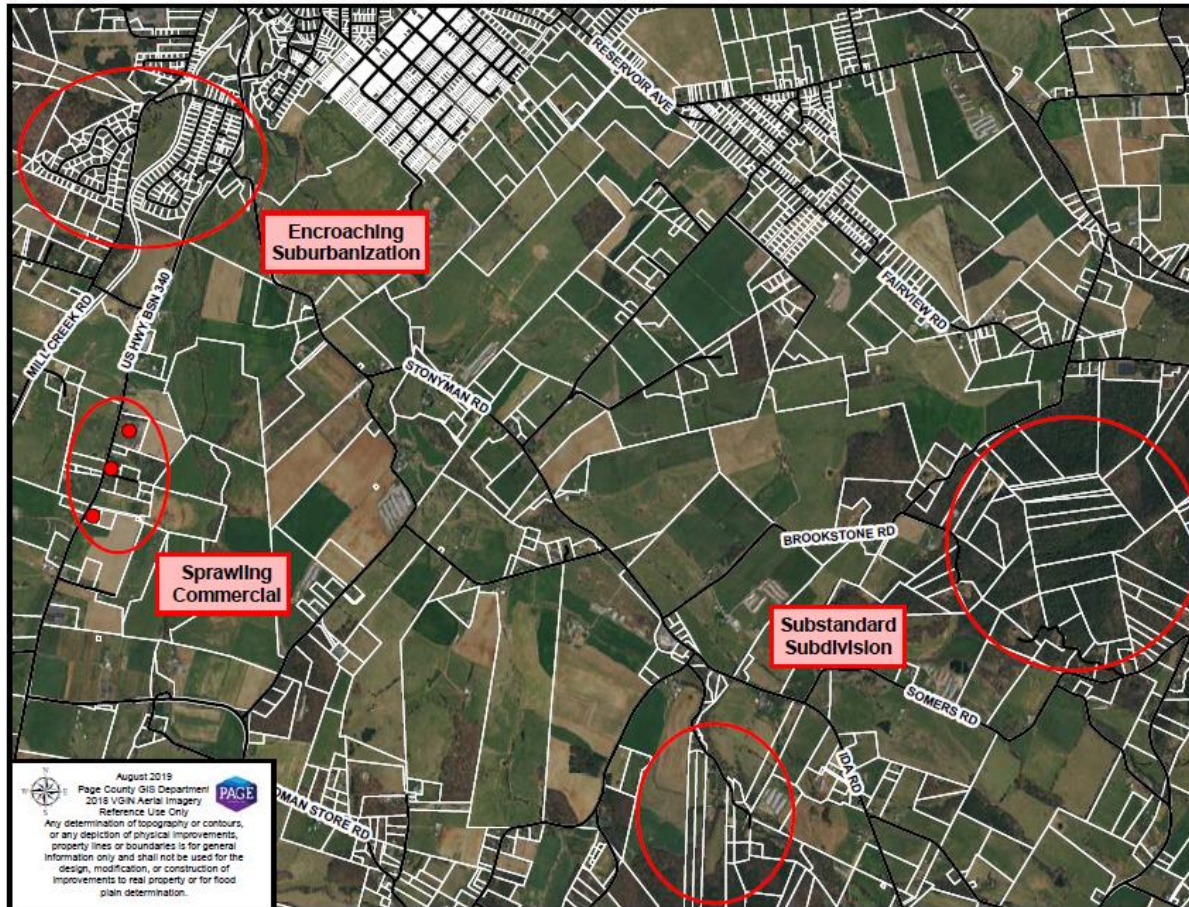
☐ Subdivision & Residential  
Development Regulations

☐ Zoning Map Revisions

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# Importance of Land Use Balance

Exhibit 22: Farm Threats



# Alternatives To Current By-Right Subdivisions

- Sliding Scale Zoning
- Increase Minimum Lot Size

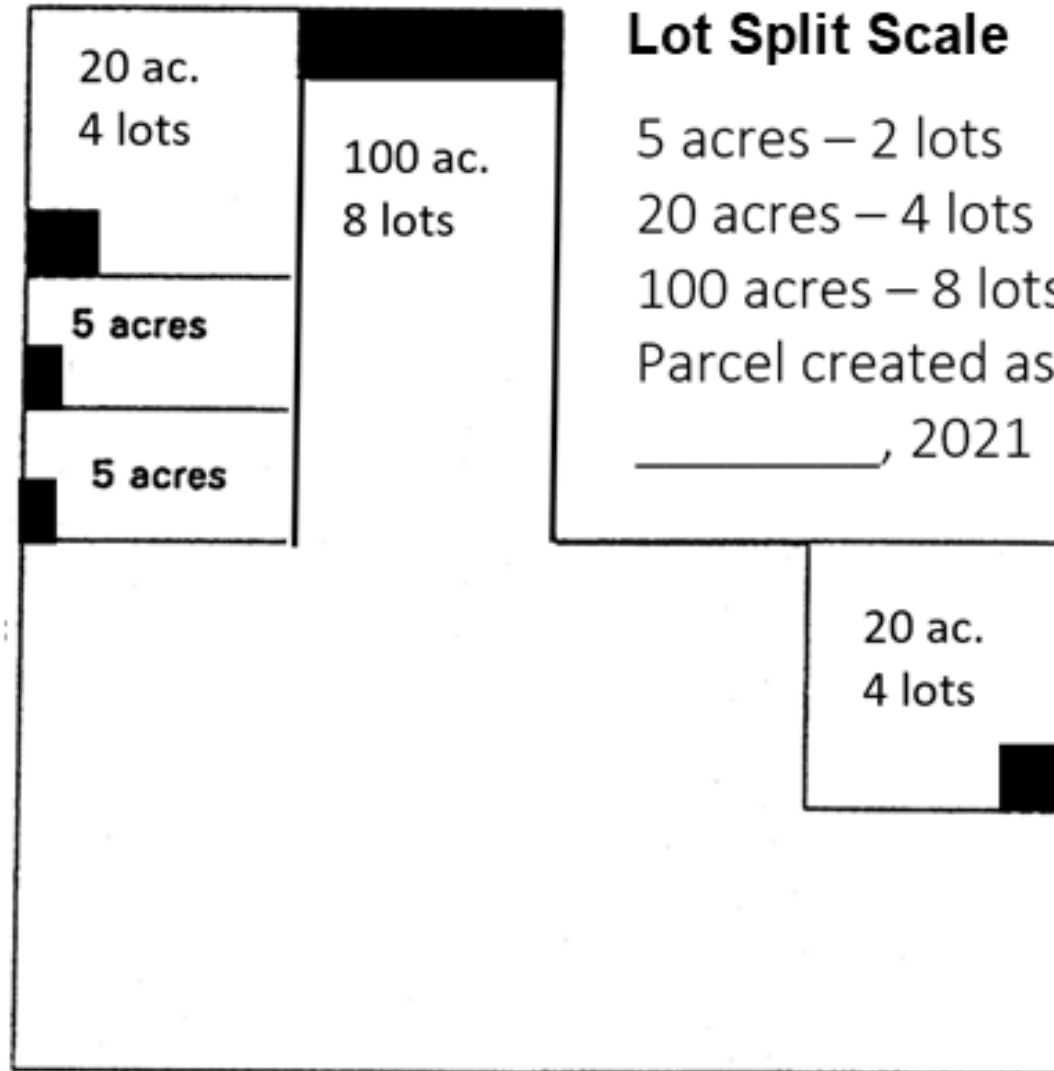


# Sliding Scale Zoning

## Sliding Scale AGP Zoning

### Permitted Splits

- Minimum 1 acre
- Maximum 2 acres
- 200' ft lot frontage
- Lots must be contiguous



## Lot Split Scale

5 acres – 2 lots  
20 acres – 4 lots  
100 acres – 8 lots  
Parcel created as of \_\_\_\_\_, 2021

# Large Lot Agricultural Zoning



# Discussion of Subdivision & Residential Development Regulations

- Sliding Scale Zoning/Density
- Larger lot by-right lots and rezoning



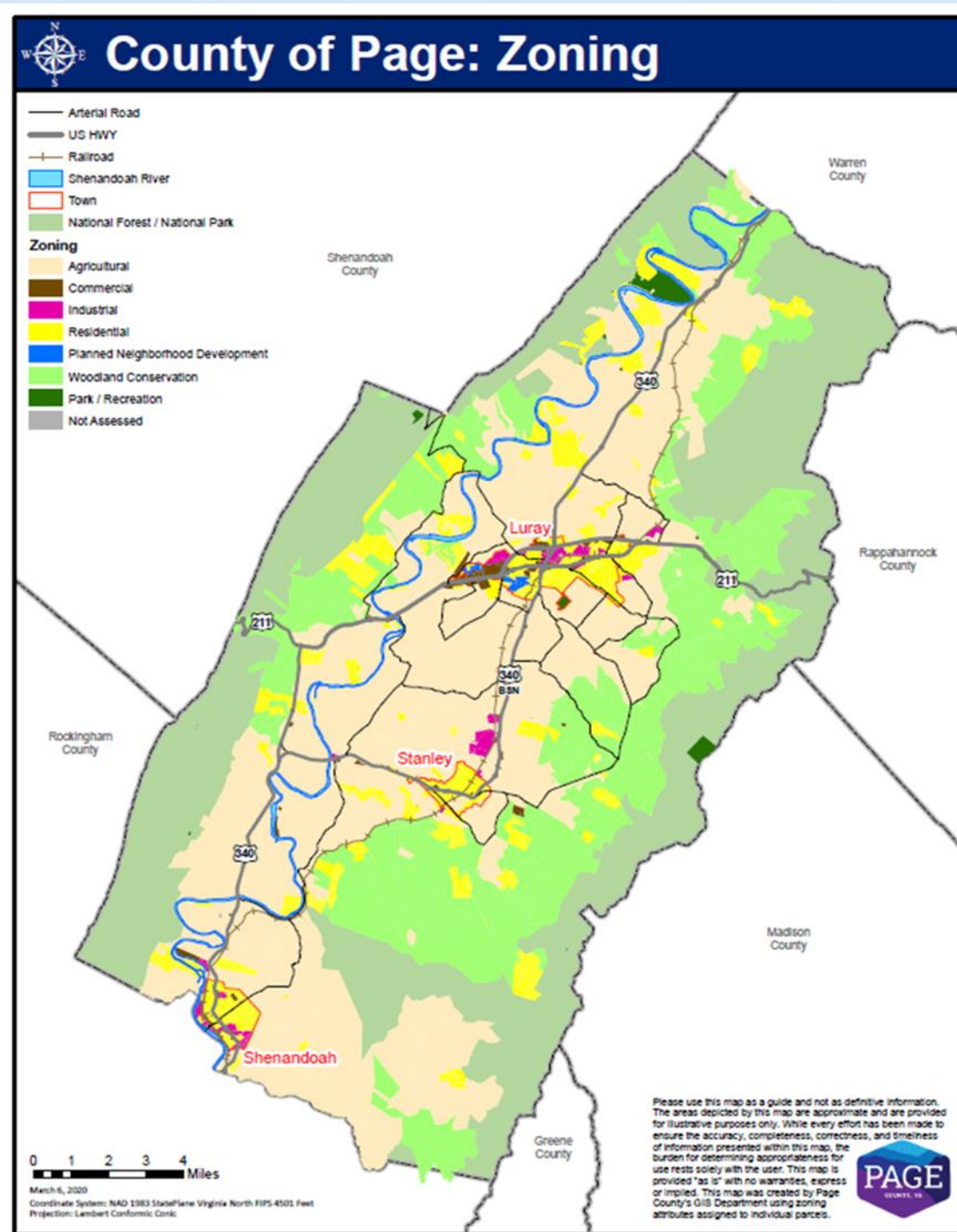
# Key Policy Discussion

☒ Zoning District Analysis

☒ Subdivision & Residential  
Development Regulations

☐ Zoning Map Revisions

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# Existing Zoning Map



## Scattered Zoning

- Common in many localities
- Historic zoning map amendments
- Land owner application/preference



## Existing Land Use

- Accommodate existing land use
- Historical patterns

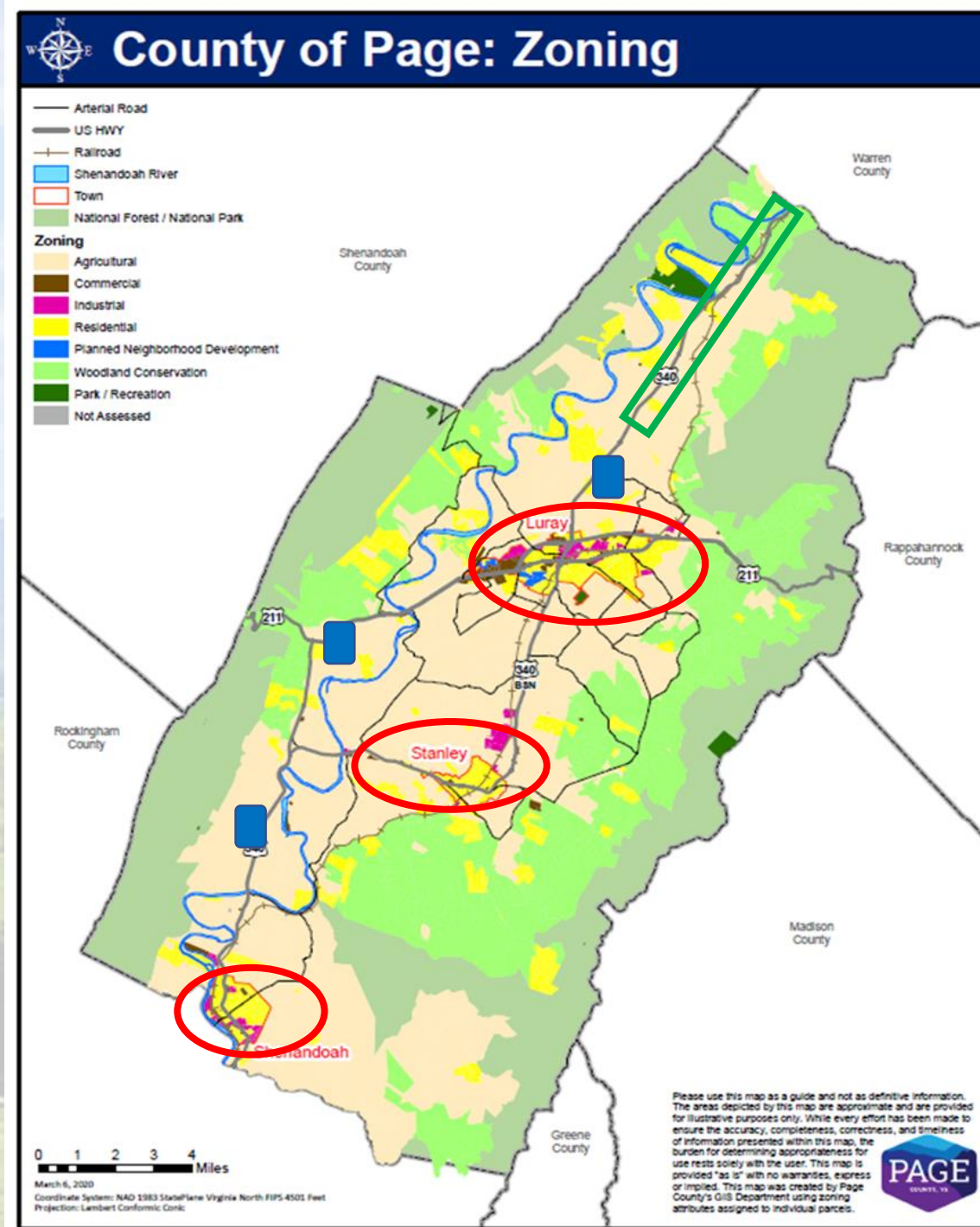


## Sprawling Distribution

- Consistency with Plan
- Challenges growth management & preservation

# Zoning Map Revisions

- **Community Service Areas**
- **Neighborhood Commercial Node**
- **Scenic Roadway Overlay**



# Zoning Map Revision Process

- ✓ Commission and Board Initiation
- ✓ Property Owner Involvement
- ✓ Public Hearings
- ✓ Board Action After Referral By Commission



# Discussion of Potential Map Revisions

- Pro-active map changes
- Accommodate uses within service areas
- Identify one or two neighborhood commercial areas/nodes
- Design District identification along Routes 211 and 344

# Permitted Uses

**By-Right, With Restrictions or By Special Use Permit**



- ✓ **Comprehensive Plan Goals**
- ✓ **Districts Intents**
- ✓ **County Input**



## Use Considerations Include:

- ✓ Consolidate Uses Into More General Categories
- ✓ Add New Uses Not Addressed Under Current Ordinance
- ✓ Improvements to Uses/Standards



# Next Steps

- ☐ Ordinance Drafting – Late Fall/ Winter
- ☐ Joint PC – BOS Work Sessions – Bimonthly (Next Meeting early February 2021) – Set Date
- ☐ Public Open House With Draft – Spring 2021
- ☐ Incorporate Final Revisions – Late Spring/Summer 2021
- ☐ Public Hearings for Adoption – Summer 2021



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# Thank You!!

Questions or Further Input Contact:

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Project Website:

[www.pagecounty.virginia.gov/354/  
Zoning-Subdivision-Ordinance-Update](http://www.pagecounty.virginia.gov/354/Zoning-Subdivision-Ordinance-Update)